

PREPARING FOR COMPLETION

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assignment (or lease exceeding seven years) lies on the purchaser or lessee.

If the property has to be registered in the Middlesex Deeds Registry or one of the Yorkshire Deeds Registries the solicitor will instruct his clerk to make the necessary copy or abstract of the deed and lodge it for registration. The conveyance will be returned in a few days time bearing the stamp showing that it has been duly registered.

If the property is leasehold there may be a covenant in the lease that all assignments, etc., should be registered with the lessor's solicitors or agents and a fee paid for such registration. Where this is the case, the purchaser's solicitor should ascertain who the lessor's solicitors or agents are, and after stamping produce the assignment and get it marked as registered.

The purchaser's solicitor will now send his client the title-deeds to the property, together with a list of them for him to sign and return as evidence that he has received them. The purchaser's solicitor will also send in his bill of professional fees based on the usual conveyancing scale and of the out of pocket payments he has incurred, and when he has received payment he can put away his papers knowing that that particular matter is

finished.

The vendor's solicitor, on his part, must send the letter authorising the release of the deposit to the agent, and obtain payment of the amount due to the vendor and in due course account to his client for the amount he has received in respect of the sale, after deducting his costs.

If the conveyance imposes restrictive covenants, the vendor's solicitor will instruct his clerk to prepare and lodge at the Land Charges Department